



**PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA
AGENDA
January 11, 2012
7:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPTION OF MINUTES**

- [December 14, 2011 - Regular Meeting](#)

PUBLIC HEARING ITEMS

- 4 [SUP2012-01: Dale M. Featherston](#): This is a special use permit request to operate a family counseling program for St. Mary's Catholic Church, located at 1101 Stafford Avenue. The property is zoned R-4, Residential, and is designated as Low Density Residential on the Future Land Use Map contained within the 2007 Comprehensive Plan.
- 5 [RZ2012-01: This is a rezoning request by Eagle Village I, LLC](#) to rezone approximately 2.16 acres of land zoned CSC, Commercial Shopping Center to PD-MU, Planning Development Mixed Use. The property to be rezoned is addressed as 1237, 1237B, 1237C, 1139 and 1241 Jefferson Davis Highway. The addresses identify the storefronts located between the Giant Food Store and Eagle Village, Phase I. The proposed use of the property is a 93 room hotel with retail space on the first floor. These properties are designated as General Commercial on the Future Land Use Map contained within the 2007 Comprehensive Plan.
- 6 [SUP2012-02: Eagle Village I, LLC](#). This is a special use permit request to meet the parking requirements for a new hotel to built upon the properties addressed as 1237, 1237B, 1237C, 1139 and 1241 Jefferson Davis Highway, on site, as well as within the adjacent Eagle Village Phase I parking structure. This will be accomplished through a cooperative parking arrangement between the two property owners. These properties are designated as General Commercial on the Future Land Use Map contained within the 2007 Comprehensive Plan.

UNFINISHED BUSINESS/ACTION ITEMS

- 7 [RZ2011-02: This is a City initiated request](#) to rezone the following properties from C-T, Commercial Transitional I-1, Industrial, C-H, Commercial Highway and R-8, Residential to C-D, Commercial Downtown:

403 Sophia St., 401 Sophia St., 405 Caroline St., tax map 49-P2 (no address), 200 Lafayette Blvd., tax map 48-P2 (no address), tax map 48-P1 (no address), 401 Princess Anne St., 411 Princess Anne St., 400 Princess Anne St., 404 Princess Anne St., 406 Princess Anne St., tax map 60-P1 (no address), tax map 60-P5 (no address), 405 Charles St., 401 Charles St., 406 Lafayette Blvd., 500 Lafayette Blvd., 512 Lafayette Blvd., 501 Lafayette Blvd., 502 Kenmore Ave., 510 Kenmore Ave., 514 Wolfe St., 507 Lafayette Blvd., 503 Lafayette Blvd., 505 Lafayette Blvd., 509 Lafayette Blvd., 509 Jackson St., 524 Wolfe St., 522 Wolfe St., 520 Wolfe St., 601 Jackson St., 600 Kenmore Ave., 616 Kenmore Ave., 618 Kenmore Ave.,

622 Kenmore Ave., 632 Kenmore Ave., 700 Kenmore Ave., 608 Jackson St., 622 Charlotte St., 622 R Charlotte St., 600 Wolfe St., 601 Lafayette Blvd., 606 Wolfe St., 603 Lafayette Blvd., 607 Lafayette Blvd., 600 Lafayette Blvd., and 612 Lafayette Blvd., 600 Jackson St., 306-312 Frederick St., 318 Charles St., 316 Charles St. These properties are designated as Transitional/Office, General Commercial and Low Density Residential on the Future Land Use Map contained within the 2007 Comprehensive Plan.

The following properties are proposed to be rezoned from C-T, Commercial Transitional to C-D, Commercial Downtown:

207 Amelia St., 1122 Caroline St., 1104 Sophia St., 1107 Caroline St., 1109 Caroline St., 1111 Caroline St., 1113 Caroline St., 1115 Caroline St., 1117 Caroline St., 1119 Caroline St., 1100 Caroline St., 1110 Caroline St., 1114 Caroline St., 1118 Caroline St., 104 Lewis St., and 1114 Sophia St. These properties are designated as Transitional/Office on the Future Land Use Map contained within the 2007 Comprehensive Plan.

8. [**ZOTA 2011-06: Zoning Ordinance Text Amendment**](#) - Request to amend the City Code Chapter 78, Article III, "Zoning," by amending the following sections: Commercial Downtown, Section 78-512, Permitted uses, by adding artist studio, arts center and related facilities and open air market as uses by right, and 78-513, Uses permitted by special use permit, by adding light warehousing, and light industry, and amending Section 78-1 Definitions, by adding a definition of Arts Center, Light Warehouse, Light Industry and Open air market.
9. [**ZOTA 2011-07: Zoning Ordinance Text Amendment**](#)- Request to a amend the City Code Chapter 78, Article III, "Zoning," by amending Section 78-118, Downtown Parking District Established, by expanding the boundaries of the parking district to include an area bounded by Kenmore Avenue, Lafayette Boulevard, Charlotte Street and the industrially zoned land located between Jackson and Spottswood Streets.
10. [**ZOTA2011-08: Zoning Ordinance Text Amendment**](#)- Request to a amend the City Code Chapter 78, Article III, "Zoning," by amending Section 78-480, Permitted Uses, and Section 78-481, Uses Permitted By Special Use Permit, in the Commercial/ Office-Transitional Zoning District, (C-T) by adding the following uses: bed and breakfast, eating establishment, arts center, beauty and barber shop, tailor shop, dressmaking shop, shoe repair, laundromat, dry cleaner, repair service establishment, health and fitness club, child care center, museum, and multi-family dwelling units (except on the ground floor). Amend Section 78-481, Uses Permitted by special use permit, by adding the following use: retail sales establishment (excluding lumber/millwork and storage yards).

OTHER BUSINESS

11. Planning Commissioner Comment

12. Planning Director Comment

ADJOURNMENT